



PLANNING DEPARTMENT
P.O. BOX 1307 - 1775 12TH AVENUE NW
ISSAQUAH, WA 98027-1307
(425) 837-3080 FAX (425) 837-3089

August 28, 2012

NOTICE OF APPLICATION

Spak Property: 51 unit apartment building & 9 lot single family subdivision
Planning Application: PLN12-00049

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on an application for: "Community Conference" for the following project:

Project Description: Spak Property: A Planning application for a Community Conference has been submitted by Andrew Michael Construction for the development of a site having 10.5 acres. The property has split zoning. The lower portion of the site along Newport Way is zoned MF-M (Multifamily – Medium) and the upper portion of the property is zoned SF-S (Single Family Suburban).

The proposal is for the construction of a 51 unit apartment building on the lower portion of the site with access from Newport Way. The building has 4 floors above one level of parking,

The portion of the site at the top of the hill is proposed to be subdivided into 9 single family lots ranging in size from approximately 11,200 sq. ft. to 13,200 sq. ft. The minimum lot size in the SF-S zone is 9,600 sq. ft. Access to the single family lots is proposed from NW Inneswood Place.

Location: The project is located at 905 Newport Way NW, in the "Squak Mountain" Subarea. See attached vicinity map.

KC Parcel No. 282406-9011

Date of Application: July 16, 2012

Application Complete: August 17, 2012 (w/additional plans received 8/14/12)

Permits Required:

- 1) Site Development Permit
- 2) Preliminary Plat
- 3) Final Plat
- 4) Construction Permits: Building Permit, Public Works Permit

Next Steps:

1. A Community Conference Meeting will be held. The date of the meeting is not yet scheduled. A notice will be mailed when the meeting date is established.
2. Determination made of Environmental Checklist.
3. Public Hearing for Site Development Permit (apartments) and for Preliminary Plat (single family lots) before the Hearing Examiner.
4. Final Plat approval
5. Construction Permits.

Written comments in response to this notice may be made to:

Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerryl@ci.issaquah.wa.us

Information Available for Review

The applications with full-size plans is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerryl@ci.issaquah.wa.us with any questions or concerns regarding these applications.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind
Senior Planner

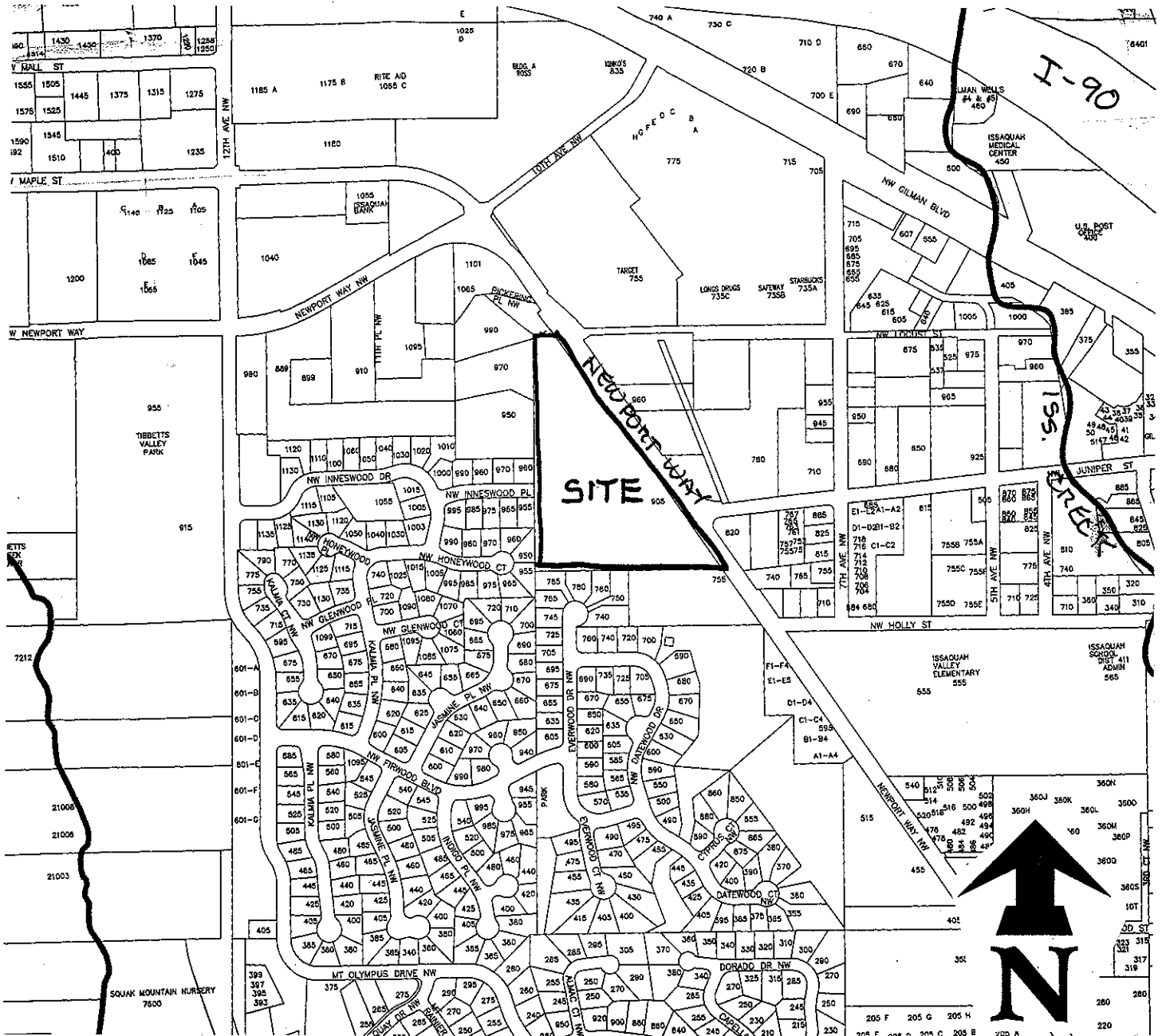
JL/jl

Attachments (6): Vicinity map, project narrative, site plan, multifamily site, elevation of apartment building, preliminary plat drawing.

cc: John Minato, DSD Director
David Favour, DSD Deputy Director
Lucy Sloman, Land Development Manager
Lafe Hermansen, Core Design, 14711 NE 29th Place, Suite 101, Bellevue, WA 98007
Andrew Michael Construction, PO Box 6127, Bellevue, WA 98008
File Copy, PLN12-00049

PLN12-00020 & 21, Loveridge, Notice of Application

VICINITY MAP
Spak Property
905 Newport Way NW



JUL 16 2012

PROJECT DESCRIPTION CITY OF ISSAQUAH SPAK PROPERTY – CITY OF ISSAQUAH

SITE DESCRIPTION:

The project site is located at the eastern terminus of NW Inneswood Place and is bounded on the eastern side by Newport Way NW. The parcel number for the site is 2824069011 and the site address is 905 Newport Way NW. The site currently has one single-family home and associated out buildings. The existing parcel is 456, 983 S.F. (10.49 AC.) in size.

The property slopes from the high point of the site in the southwest corner, at the elevation of 216' down to the low point of the site. The low point of the site is located northeast of the existing house and is at an elevation of 68'. This slope creates an average slope of 26.8% across the site. The site contains two buildable areas that have slopes in the range of 5% that will accommodate the improvements proposed by this project.

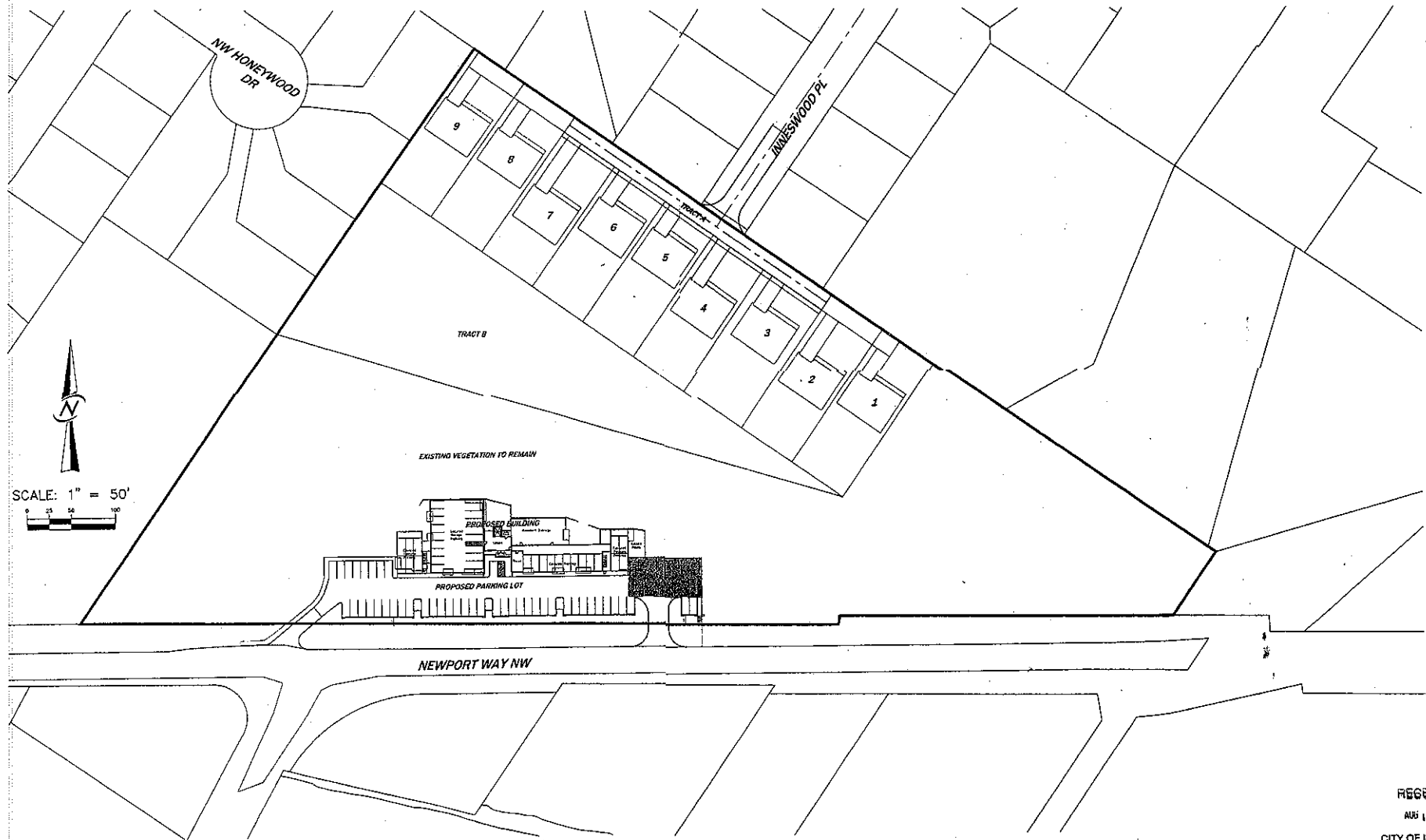
Based on the geo-technical report provided for the project the project site is underlain by Pre-Olympian Glacial Deposits which is described as weakly to strongly oxidized silt, sand, gravel and local till of glacial origin. The site does contain Steep Slope Hazard Areas (40% or greater grade and more than 20 feet of slope), these areas are identified on the plans submitted for the Community Conference and are addressed in the Geo-technical Report prepared by Icicle Creek Engineers, Inc.

PROJECT DESCRIPTION:

The property will have two different projects that will be submitted at the same time but will use different mechanisms to obtain approvals from the City of Issaquah. The upper project will be a 9 lot single-family preliminary plat that will gain access via NW Inneswood Place. The lower project will be a 51-unit apartment building that will gain access via Newport Way NW. This project will be submitted for approval using an Administrative Site Development Permit (ASDP). The project parcel is currently split between two zoning designations: SF-5 (4.5 DU/AC) and MF-M (Multi-family medium 14.52 DU/AC). In order to establish a boundary for the two zoning designation a short plat will be submitted to delineate the two projects as well as establish the boundary between the two zoning areas.

Stormwater for the two projects will be handled in one water quality/detention vault located in the parking lot of the apartment site. Stormwater from the single-family portion will be collected and routed to a pipe that will travel overland, to minimize disturbance on the slope, to the vault. Stormwater from the apartment site will also be routed to the on-site water quality/detention vault. Stormwater will then be treated for water quality and released into the downstream storm drainage system at pre-development flows.

SPAK PROPERTY



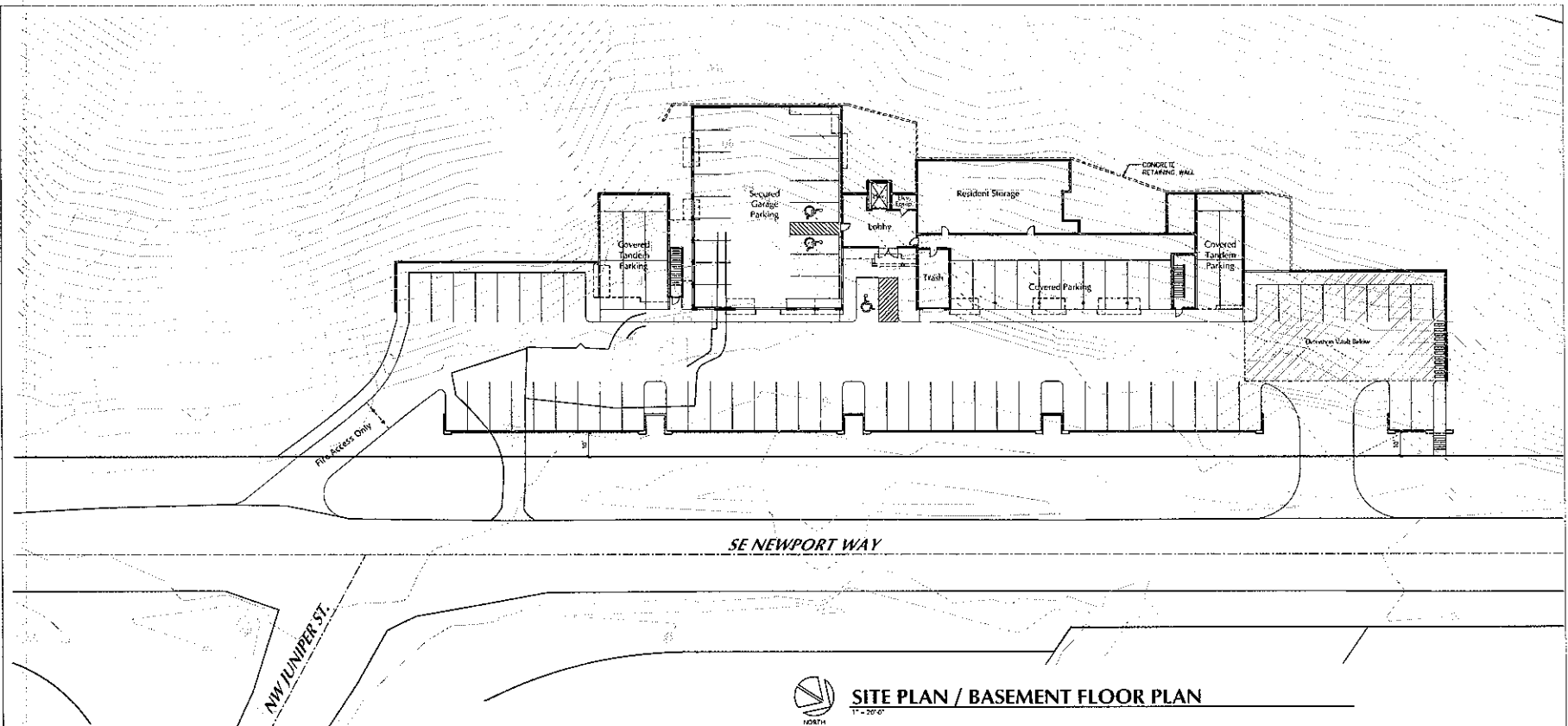
RECEIVED
AUG 14 2002
CITY OF ISSAQUAH

Rev.	Date	By	Check
1	6-28-12	BT	

**Site Plan
and Basement Floor Plan**

**Newport Way Apartments
A 51-Unit Apartment Building**
 Issaquah, Washington

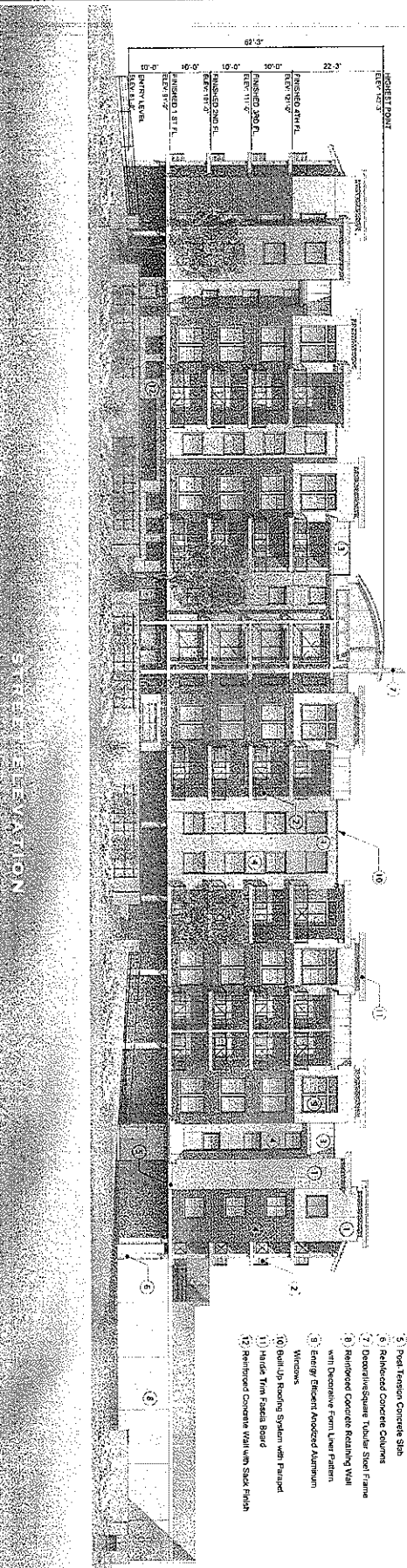
Bob Wenzel



SITE PLAN / BASEMENT FLOOR PLAN
 1" = 20'-0"

BUILDING STATISTICS		GROSS AREA (HEATED)	GROSS AREA (UNHEATED)
GROUND FLOOR			
LOBBY, STAIRS, CORRIDOR		1119	-
RESIDENT STORAGE		1936	-
UNDER BLDG. PARKING		-	10118
TRASH, MECHANICAL, STORAGE		-	569
TOTAL		3055	10687
FIRST FLOOR			
COMMON AREAS			
LOBBY, STAIRS, CORRIDOR		2096	-
STORAGE, ELEC, MECH.		329	-
EXERCISE		679	-
BUSINESS CENTER		242	-
COMMON TOTAL		3352	-
DWELLING UNITS (See Unit Stats for Breakdown)		9255	-
TOTAL		13193	-
SECOND FLOOR			
COMMON AREAS			
LOBBY, STAIRS, CORRIDOR		2609	-
STORAGE, ELEC, MECH.		394	-
COMMON TOTAL		3003	-
DWELLING UNITS (See Unit Stats for Breakdown)		9911	-
TOTAL		13174	-
THIRD FLOOR (SAME AS 2ND FLOOR)			
COMMON AREAS		2093	-
DWELLING UNITS (See Unit Stats for Breakdown)		9973	-
TOTAL		13174	-
FOURTH FLOOR (SAME AS 2ND FLOOR)			
COMMON AREAS		2093	-
DWELLING UNITS (See Unit Stats for Breakdown)		9973	-
TOTAL		13174	-
HEATED BUILDING AREA TOTAL		50770	
UNHEATED PARKING AREA TOTAL		10687	
TOTAL BUILDING AREA		61457	

UNIT STATISTICS		GROSS AREA (HEATED)	GROSS AREA (UNHEATED)
UNIT A		504	80
UNIT A1		526	62
UNIT B		719	76
UNIT B1		607	70
UNIT B2		719	51
UNIT C		1009	75
UNIT C1		1200	85
UNIT C2		1005	87
UNIT C3		1134	89
*Unheated area includes storage closets and decks.			
UNIT COUNT		# OF UNITS	
STUDIOS (UNITS A & A1)		12	
1 BEDROOM 1 BATH (UNITS B, B1 & B2)		19	
2 BEDROOM 1 BATH		4	
2 BEDROOM 2 BATH		16	
TOTAL		51	
PARKING STATISTICS			
PARKING STALLS REQUIRED		60	
STANDARD STALLS		40	
COMPACT STALLS		2	
COVERED STALLS (UNDER BLDG.)		19	
SECURED GARAGE STANDARD STALLS		5	
SECURED GARAGE COMPACT STALLS		9	
ACCESSIBLE GARAGE STANDARD STALLS		2	
ACCESSIBLE VAN STALLS		1	
TANDEM STALLS		10	
TOTAL PARKING STALLS PROVIDED		20	0.76 STALLS/UNIT



- Exterior Materials Legend**
- 1. Exterior Stucco Sand Float Finish
 - 2. Polycarbonate Insulated Opening System
 - 3. Stucco Masonry Metal Roof
 - 4. Fiber Cement Panels
 - 5. Post Tension Concrete Slab
 - 6. Reinforced Concrete Columns
 - 7. Decorative Square Tapered Steel Frame
 - 8. Reinforced Concrete Retaining Wall with Decorative Form Line Pattern
 - 9. Strong Concrete Anodized Aluminum Windows
 - 10. Built-Up Roofing System with Parapet
 - 11. Hard Trim Fascia Board
 - 12. Reinforced Concrete Wall with Stucco Finish

Newport Way Apartments
 A 51-Unit Apartment Building
 Issaquah, Washington
 Bob Wenzel

Materials Diagram
 Street Elevation

Scale	Drawn By	Date	Date Plotted
NTS	AP		6-28-12

No.	Date

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